

*** DOCKETING DATA ***

DOCKETING DATE: 07/20/2006
TIME: 11:13:00
EFFECTIVE DATE: 04/19/2004
TIME: 10:57:00

*** SOURCE DOCUMENT ***

TYPE: TJ TRANSCRIPT OF JUDGME
COUNTY: 43 RICHMOND
COURT:
TOTAL DEBTORS: 02 UPDATED: N

CLERK/SEQ # : K MILLER 012 INDEX NUMBER:

*** DEBTOR/CORPORATION ***

NAME FORMAT I : RUSSO, JAMES
ADDRESS NUMBER: 2901 STREET: AMBOY ROAD
CITY : STATEN ISLAND NY ZIP CODE: 10306
OCCUPATION :

*** CREDITOR ***

NAME FORMAT C : TAX COMPLIANCE DIVISION
ADDRESS NUMBER: 80-20 STREET: KEW GARDENS ROAD
CITY : KEW GARDENS NY ZIP CODE: 11415

AMOUNT: \$485396.11

INTERIM DISPOSITION:

ENTER CONTROL NUMBER FOR NEXT INQUIRY
PRESS: PF1- HELP, PF2- CANCEL INQUIRY PF8- 2ND PAGE DATA, ENTER- INQUIRE RECORD

*** DOCKETING DATA ***

DOCKETING DATE: 07/20/2006
TIME: 11:13:00
EFFECTIVE DATE: 04/19/2004
TIME: 11:01:00

*** SOURCE DOCUMENT ***

TYPE: TJ TRANSCRIPT OF JUDGME
COUNTY: 43 RICHMOND
COURT:

CLERK/SEQ # : K MILLER 014 TOTAL DEBTORS: 02 UPDATED: N
INDEX NUMBER:

*** DEBTOR/CORPORATION ***

NAME FORMAT I : RUSSO, JAMES
ADDRESS NUMBER: 2901 STREET: AMBOY ROAD
CITY : STATEN ISLAND NY ZIP CODE: 10306
OCCUPATION :

*** CREDITOR ***

NAME FORMAT C : TAX COMPLIANCE DIVISION
ADDRESS NUMBER: 80-20 STREET: KEW GARDENS ROAD
CITY : KEW GARDENS NY ZIP CODE: 11415

AMOUNT: \$21326.26

INTERIM DISPOSITION:

ENTER CONTROL NUMBER FOR NEXT INQUIRY
PRESS: PF1- HELP, PF2- CANCEL INQUIRY PF8- 2ND PAGE DATA, ENTER- INQUIRE RECORD

*** DOCKETING DATA ***
DOCKETING DATE: 07/20/2006
TIME: 11:13:00
EFFECTIVE DATE: 10/25/2004
TIME: 11:43:00
CLERK/SEQ # : KMILLER 016
NAME FORMAT I : RUSSO, JAMES
ADDRESS NUMBER: 2901 STREET: AMBOY ROAD
CITY : STATEN ISLAND NY ZIP CODE: 10306
OCCUPATION :
*** DEBTOR/CORPORATION ***
NAME FORMAT C : TAX COMPLIANCE DIVISION
ADDRESS NUMBER: 80-20 STREET: KEW GARDENS ROAD
CITY : KEW GARDENS NY ZIP CODE: 11415

AMOUNT: \$119424.62

INTERIM DISPOSITION:

ENTER CONTROL NUMBER FOR NEXT INQUIRY

PRESS: PF1- HELP, PF2- CANCEL INQUIRY PF8- 2ND PAGE DATA, ENTER- INQUIRE RECORD

*** DOCKETING DATA ***

DOCKETING DATE: 07/20/2006
TIME: 11:13:00
EFFECTIVE DATE: 10/25/2004
TIME: 11:46:00

*** SOURCE DOCUMENT ***

TYPE: TJ TRANSCRIPT OF JUDGME
COUNTY: 43 RICHMOND
COURT:
TOTAL DEBTORS: 02 UPDATED: N

CLERK/SEQ # : K MILLER 018 INDEX NUMBER:

*** DEBTOR/CORPORATION ***

NAME FORMAT I : RUSSO, JAMES
ADDRESS NUMBER: 2901 STREET: AMBOY ROAD
CITY : STATEN ISLAND NY ZIP CODE: 10306
OCCUPATION :

*** CREDITOR ***

NAME FORMAT C : TAX COMPLIANCE DIVISION
ADDRESS NUMBER: 80-20 STREET: KEW GARDENS ROAD
CITY : KEW GARDENS NY ZIP CODE: 11415

AMOUNT: \$10627.44

INTERIM DISPOSITION:

ENTER CONTROL NUMBER FOR NEXT INQUIRY

PRESS: PF1- HELP, PF2- CANCEL INQUIRY PF8- 2ND PAGE DATA, ENTER- INQUIRE RECORD

*** DOCKETING DATA ***

DOCKETING DATE: 07/20/2006
TIME: 11:13:00
EFFECTIVE DATE: 03/02/2005
TIME: 14:35:00

*** SOURCE DOCUMENT ***

TYPE: TJ TRANSCRIPT OF JUDGME
COUNTY: 43 RICHMOND
COURT:

TOTAL DEBTORS: 01 UPDATED: N

CLERK/SEQ # : K MILLER 020 INDEX NUMBER:

*** DEBTOR/CORPORATION ***

NAME FORMAT I : RUSSO, JAMES
ADDRESS NUMBER: 2901 STREET: AMBOY ROAD
CITY : STATEN ISLAND NY ZIP CODE: 10306
OCCUPATION :

*** CREDITOR ***

NAME FORMAT C : TAX COMPLIANCE DIVISION
ADDRESS NUMBER: 80-20 STREET: KEW GARDENS RD
CITY : KEW GARDENS NY ZIP CODE: 11415

AMOUNT: \$64230.15

INTERIM DISPOSITION:

ENTER CONTROL NUMBER FOR NEXT INQUIRY

PRESS: PF1- HELP, PF2- CANCEL INQUIRY PF8- 2ND PAGE DATA, ENTER- INQUIRE RECORD

*** DOCKETING DATA ***

DOCKETING DATE: 07/20/2006
TIME: 11:13:00
EFFECTIVE DATE: 01/06/2006
TIME: 03:28:00

*** SOURCE DOCUMENT ***

TYPE: TJ TRANSCRIPT OF JUDGME
COUNTY: 43 RICHMOND
COURT:

CLERK/SEQ # : K MILLER 021 INDEX NUMBER: TOTAL DEBTORS: 02 UPDATED: N

*** DEBTOR/CORPORATION ***

NAME FORMAT I : RUSSO, JAMES
ADDRESS NUMBER: 2901 STREET: AMBOY ROAD
CITY : STATEN ISLAND NY ZIP CODE: 10306
OCCUPATION :

*** CREDITOR ***

NAME FORMAT C : TAX COMPLIANCE DIVISION
ADDRESS NUMBER: 80-20 STREET: KEW GARDENS ROAD
CITY : KEW GARDENS NY ZIP CODE: 11415

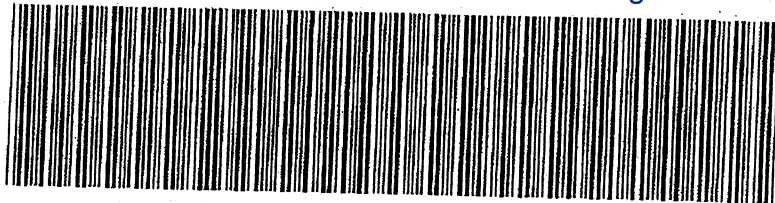
AMOUNT: \$6015.93

INTERIM DISPOSITION:

ENTER CONTROL NUMBER FOR NEXT INQUIRY

PRESS: PF1- HELP, PF2- CANCEL INQUIRY PF8- 2ND PAGE DATA, ENTER- INQUIRE RECORD

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2004071502533001001E6900

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2004071502533001

Document Date: 06-17-2004

Preparation Date: 07-15-2004

Document Type: INITIAL UCC1

FIXTURE FILING

Document Page Count: 2

PRESENTER:

FIRST AMERICAN TITLE INS. CO., HUDSON VALLEY
 188 EAST POST RD. (PICK-UP)
 3008-24920
 WHITE PLAINS, NY 10601
 914-428-3433

RETURN TO:

CONWAY FARRELL CURTIN & KELLY PC
 48 WALL ST. 20TH FL.
 NEW YORK, NY 10005

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1540	36		222 EAST 95TH ST.
Property Type: NOT APPLICABLE				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

DEBTOR:

222 EAST 95TH OWNERS CORP.
 4 EAST 64TH ST.
 NEW YORK, NY 10021

SECURED PARTY:

THE DIME SAVINGS BANK OF WILLIAMSBURGH
 209 HAVEMEYER ST.
 BROOKLYN, NY 11211

FEES AND TAXES

Mortgage			Recording Fee: \$		40.00
Mortgage Amount:	\$	0.00	Affidavit Fee: \$		0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax Filing Fee:		
Exemption:			\$		0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:		
City (Additional):	\$	0.00	\$		0.00
Spec (Additional):	\$	0.00			
TASF:	\$	0.00			
MTA:	\$	0.00			
NYCTA:	\$	0.00			
Additional MRT:	\$	0.00			
TOTAL:	\$	0.00			

**RECORDED OR FILED IN THE OFFICE
 OF THE CITY REGISTER OF THE
 CITY OF NEW YORK**

Recorded/Filed 07-28-2004 15:30

City Register File No. (CRFN):

2004000464768



Rochelle Patricia

City Register Official Signature

3008-24920

222 EAST 95TH STREET
COUNTY OF NEW YORK**FINANCING STATEMENT: (FILED IN THE NEW YORK COUNTY REGISTER'S OFFICE)****UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

CONWAY, FARRELL, CURTIN & KELLY P.C.
FORTY EIGHT WALL STREET, 20TH FLOOR
NEW YORK, NEW YORK 10005 USA

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME

OR 222 EAST 95TH OWNERS CORP.

1b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

1c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

4 East 64th Street

New York

NY

10021

USA

1d. SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

1e. TYPE OF ORGANIZATION

1f. JURISDICTION OF ORGANIZATION

1g. ORGANIZATIONAL ID #, if any

Corporation

New York

☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

2c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

2d. SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

2e. TYPE OF ORGANIZATION

2f. JURISDICTION OF ORGANIZATION

2g. ORGANIZATIONAL ID #, if any

☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR SP) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME

OR THE DIME SAVINGS BANK OF WILLIAMSBURGH

3b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

3c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

209 HAVEMEYER STREET

BROOKLYN

NY

11211

USA

4. This FINANCING STATEMENT covers the following collateral:

ALL FIXTURES, CHATTELS AND ITEMS OF
PERSONAL PROPERTY, NOW OR HEREAFTER
ATTACHED TO OR USED IN CONNECTION
WITH THE PREMISES DESCRIBED HEREIN
222 EAST 95TH STREET
NEW YORK, NEW YORK

SECTION 5 BLOCK 1540 LOT 36

COUNTY OF NEW YORK

5. ALTERNATIVE DESIGNATION (if applicable):	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable)	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (Additional Fee)		All Debtors		Debtor 1	Debtor 2
8. OPTIONAL FILER REFERENCE DATA						

B&M#: 12732

FILING OFFICE COPY — UCC FINANCING STATEMENT (FORM UCC1) (REV. 05/22/02)

2004071503524

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME 222 EAST 95TH OWNERS CORP.		
OR	9b. INDIVIDUAL'S LAST NAME	
	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

222 EAST 95TH OWNERS CORP.

BY: 

LOUIS V. MAZZELLA, JR., VICE PRESIDENT

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME				
OR	11b. INDIVIDUAL'S LAST NAME			
	FIRST NAME	MIDDLE NAME	SUFFIX	
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
			COUNTRY	
11d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	
			11g. ORGANIZATIONAL ID #, if any	

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b) ☐ NONE

12a. ORGANIZATION'S NAME				
OR	12b. INDIVIDUAL'S LAST NAME			
	FIRST NAME	MIDDLE NAME	SUFFIX	
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
			COUNTRY	

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

222 EAST 95TH STREET
NEW YORK, NEW YORKSECTION 5
BLOCK 1540
LOT 36

COUNTY OF NEW YORK

15. Name and address of a RECORD OWNER of above-described real estate
(if Debtor does not have a record interest):

16. Additional collateral description:

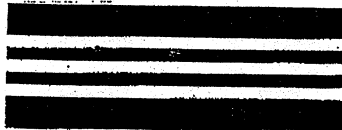
17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years☐ Filed in connection with a Public-Finance Transaction — effective 30 years

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (FORM UCC1Ad) (REV. 05/22/02)



3008-24920
(ST)

① 539993

2004 JUL 19 PM 1:10

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

CONWAY, FARRELL, CURTIN & KELLY P.C.
FORTY EIGHT WALL STREET, 20TH FLOOR
NEW YORK, NEW YORK 10005 USA

52

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME 222 EAST 95TH OWNERS CORP.				
OR	1b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 4 East 64th Street		CITY New York	STATE NY	POSTAL CODE 10021
1d. SEE INSTRUCTIONS		1e. TYPE OF ORGANIZATION Corporation	1f. JURISDICTION OF ORGANIZATION New York	1g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
				COUNTRY USA
2d. SEE INSTRUCTIONS		2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR(S)) - Insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME THE DIME SAVINGS BANK OF WILLIAMSBURGH				
OR	3b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 209 HAVEMEYER STREET		CITY BROOKLYN	STATE NY	POSTAL CODE 11211
				COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

ALL FIXTURES, CHATTELS AND ITEMS OF
PERSONAL PROPERTY, NOW OR HEREAFTER
ATTACHED TO OR USED IN CONNECTION
WITH THE PREMISES DESCRIBED HEREIN
222 EAST 95TH STREET
NEW YORK, NEW YORK

SECTION 5 BLOCK 1540 LOT 36

COUNTY OF NEW YORK

5. ALTERNATIVE DESIGNATION (if applicable):	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOB	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable)						
7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (optional)						
8. OPTIONAL FILER REFERENCE DATA						

B&M#: 12732

FILING OFFICE COPY - UCC FINANCING STATEMENT (FORM UCC1) (REV. 05/22/02)

FILING NUMBER: 200407190744833

UCC FINANCING STATEMENT ADDENDUM

539993

2004 JUL 19 PM 1:10

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME		
222 EAST 95TH OWNERS CORP.		
OR	9b. INDIVIDUAL'S LAST NAME	
	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

222 EAST 95TH OWNERS CORP.

BY: 

LOUIS V. MAZZELLA, JR., VICE PRESIDENT

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME					
OR	11b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
11c. MAILING ADDRESS			CITY	STATE	POSTAL CODE
					COUNTRY
11d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any	
				<input type="checkbox"/> NONE	

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME					
OR	12b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
12c. MAILING ADDRESS			CITY	STATE	POSTAL CODE
					COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

222 EAST 95TH STREET
NEW YORK, NEW YORKSECTION 5
BLOCK 1540
LOT 36

COUNTY OF NEW YORK

15. Name and address of a RECORD OWNER of above-described real estate
(if Debtor does not have a record interest):

16. Additional collateral description:

17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years☐ Filed in connection with a Public-Finance Transaction — effective 30 years

222 EAST 95TH STREET
COUNTY OF NEW YORK

JUDGMENT:

NYC DEPARTMENT OF FINANCE
25 ELM PLACE
BROOKLYN, NY
VS.
222 E 95 ST OWNERS CORP
1697 BROADWAY
NEW YORK, NY

DOCKETED: 2/5/1992
PERFECTED: 1/2/1992
COURT: WARRANT
AMOUNT: \$686.70

222 EAST 95TH STREET
COUNTY OF NEW YORK

MORTGAGES ON PREMISES:

MORTGAGE RECORDED IN REEL 683 PAGE 774;

MORTGAGE RECORDED IN REEL 683 PAGE 785;

MORTGAGE RECORDED IN REEL 1240 PAGE 2394;

MORTGAGE RECORDED IN CRFN# 2004000619595;

AS CONSOLIDATED TO FORM A SINGLE LIEN IN THE AMOUNT OF \$1,000,000.00,
BY CONSOLIDATION AGREEMENT RECORDED 10/5/2004 IN CRFN# 2004000619597,
AND HELD OF RECORD BY:-

THE DIME SAVINGS BANK OF WILLIAMSBURGH

ABSTRACTERS' INFORMATION SERVICE, INC.1111 MARCUS AVENUE - SUITE M2214 LAKE SUCCESS, N.Y. 11042
PHONE: (516) 918-4600 FAX (516) 918-4540**TAX DIAGRAM
ATTACHED****TAX SCHEDULE**

THE TAX SEARCH MADE HEREIN
COVERS ONLY THE PREMISES
SHOWN ON THE ATTACHED DIAGRAM
AND NO SEARCH IS MADE AGAINST
ANY PART OF THE STREET WHICH
SAID PREMISES ADJUTS.
SPECIAL METER READING REQUIRED
ON ALL METERED ACCTS ** COMPANY
EXCEPTS ALL WATER AND SEWER CHARGES
FROM THE LAST ACTUAL READING TO THE
DATE OF CLOSING. **

Vault Information:

NO OPEN VAULT CHARGES
FOUND AT DOF.

COUNTY MANHATTAN SECTION 05

BLOCK 1540

LOT 36

ASSESSED VALUATION 2006/2007

LAND \$117,000

TOTAL \$416,070

(FINAL)

NO EXEMPTIONS

\$0

\$0

ASSESSED VALUATION 2005/2006

LAND \$130,500

TOTAL \$360,720

NO EXEMPTIONS

\$0

\$0

DISPOSITION**RETURNS**

NYC-RPAD: 222 EAST 95 STREET

REQUESTED: 222 EAST 95 STREET

AKA:

OWNER (NYC-RPAD): LOUIS MAZZELLA IRREV

OWNER (PER CLIENT): LOUIS MAZZELLA IRREV

BUILDING CLASS: C6 TAX RATE - 12.396 %

NOTE: THE FOLLOWING CHARGES ARE AT THE NYC'S DEPARTMENT
OF ENVIRONMENTAL PROTECTION (CIS SYSTEM).

ACCT # 9000136003001

2006/07 WATER AND SEWER RENT ENT 07/01/06 - 9541.78 PAID
(FROM 07/01/06 TO 06/30/07)

OFFICIAL METER # N83003496 (SET 09/05/96) NO CHARGES POSTED

FINAL METER READING AND/OR FLAT-RATE ACCOUNT RECONCILIATION
REQUIRED ON ALL ACCOUNTS TO VALIDATE WATER AND SEWER CHARGES
UPON TRANSFER OF PROPERTY OWNERSHIP TO ENSURE THAT A PROPERTY
WILL NOT BE BILLED RETROACTIVELY FOR CHARGES NOT CURRENTLY
POSTED. COMPANY EXCEPTS ALL WATER AND SEWER CHARGES FROM THE
LAST ACTUAL READING TO THE DATE OF CLOSING.

*** SEE NEXT PAGE ***

Except water meter and sewer rental charges accruing since the date of the last reading and building purpose for unfixed frontage charges subsequently entered. Search does not guarantee against new meters set by meter Dept. but not entered at DEP. Search does not guarantee against items not a lien up to date shown hereon. Search does not guarantee against pending assessments or against installments for assessments due after date shown hereon. Exempt Property Restored "Factors" (if any) shown above represent the difference between the actual tax shown and what the tax would have been had there been no exemption. Restored tax is figured on a pro-rate basis from date of deed to end of fiscal year of each tax so affected. Tax search does not guarantee against any claims resulting from levies of restored taxes. Recent payments of any open items returned on this tax search may not yet be reflected on the public record. Therefore, request the seller or buyer to have the receipted bills available at the closing. (PAID UNOFFICIALLY) signifies recent payments not yet cleared by City Collector. The returns are guaranteed to block and lot only. Search does not guarantee against possible vault charges. This search is prepared exclusively for MODERN ABSTRACT CORPORATION. 0818-141987

ABSTRACTERS' INFORMATION SERVICE, INC. -- PAGE 2

TITLE NO. 0818-141987

BBL 11-01540-0036/0 LOCATION: 222 EAST 95 STREET MANHATTAN
 BLDG CLS : C6 TAX CLS : 2 IN REM : N EXEMPTION : N UNUSED SCRIE CREDIT : .00 PAYMENTS THRU : 10/02/2006

ENTER DATE	INT B DATE	TRANS TYPE/ID	ITEM	LIABILITY	COLLECTION
DATE	PROCESS DATE	OR NOTE	IND		

PEST CONTROL INSPECTION	10/01/2006	04/25/2006			
		07/17/2006	001 INTIAL CHRG	C1	45.00 .00
		07/17/2006	004 SALES TAX	C1	3.76 .00
		09/01/2006	722 INTEREST	XX	.00 .00
PERIOD BALANCE:					48.76 OPEN

REAL ESTATE 05/06	1st Quarter - DUE	07/01/2005	Assessed Value: 360,720.00		
		04/01/2005	223 PAY RECEIVED	P1	.00 378.43
		06/01/2005	722 INTEREST	XX	.00 .00
		06/10/2005	001 INTIAL CHRG	C1	11,016.39 .00
		07/01/2005	202 PAYMENT	P1	.00 11,016.39
		07/01/2005	224 PAY TRANSFER	P1	.00 -378.43
		07/06/2005	301 REF. REQUEST	XX	.00 .00
PERIOD BALANCE:					.00

REAL ESTATE 05/06	2nd Quarter - DUE	10/01/2005	Assessed Value: 360,720.00		
		06/01/2005	722 INTEREST	XX	.00 .00
		06/10/2005	001 INTIAL CHRG	C1	11,016.39 .00
		07/01/2005	223 PAY RECEIVED	P1	.00 378.43
		09/02/2005	722 INTEREST	XX	.00 .00
		10/01/2005	202 PAYMENT	P1	.00 11,016.39
		10/01/2005	224 PAY TRANSFER	P1	.00 -378.43
		10/06/2005	301 REF. REQUEST	XX	.00 .00
PERIOD BALANCE:					.00

REAL ESTATE 05/06	3rd Quarter - DUE	01/01/2006	Assessed Value: 360,720.00		
		06/01/2005	722 INTEREST	XX	.00 .00
		06/10/2005	001 INTIAL CHRG	C1	11,016.39 .00
		09/02/2005	722 INTEREST	XX	.00 .00
		10/01/2005	223 PAY RECEIVED	P1	.00 378.43
		11/11/2005	677 TX RATE ADJ.	C1	324.64 .00
		11/21/2005	722 INTEREST	XX	.00 .00
		01/01/2006	202 PAYMENT	P1	.00 11,341.03
		01/01/2006	224 PAY TRANSFER	P1	.00 -378.43
		01/06/2006	301 REF. REQUEST	XX	.00 .00
PERIOD BALANCE:					.00

REAL ESTATE 05/06	4th Quarter - DUE	04/01/2006	Assessed Value: 360,720.00		
		06/01/2005	722 INTEREST	XX	.00 .00
		06/10/2005	001 INTIAL CHRG	C1	11,016.39 .00
		09/02/2005	722 INTEREST	XX	.00 .00
		11/11/2005	677 TX RATE ADJ.	C1	324.64 .00
		11/21/2005	722 INTEREST	XX	.00 .00
		01/01/2006	223 PAY RECEIVED	P1	.00 378.43
		02/24/2006	722 INTEREST	XX	.00 .00
		02/24/2006	722 INTEREST	XX	.00 .00
		04/01/2006	202 PAYMENT	P1	.00 11,341.03
		04/01/2006	224 PAY TRANSFER	P1	.00 -30.67
		04/01/2006	224 PAY TRANSFER	P1	.00 -347.76
		04/03/2006	301 REF. REQUEST	XX	.00 .00
		06/09/2006	722 INTEREST	XX	.00 .00
PERIOD BALANCE:					.00

*** SEE NEXT PAGE ***

ABSTRACTERS' INFORMATION SERVICE, INC. -- PAGE 3

TITLE NO. 0818-141987

REAL ESTATE 06/07	1st Quarter - DUE	07/01/2006	Assessed Value:	416,070.00		
		04/01/2006	223 PAY RECEIVED	P1	.00	347.76
		06/08/2006	001 INTIAL CHRG	C1	12,894.01	.00
		06/09/2006	722 INTEREST	XX	.00	.00
		07/01/2006	202 PAYMENT	P1	.00	12,894.01
		07/01/2006	224 PAY TRANSFER	P1	.00	-347.76
		07/08/2006	301 REF. REQUEST	XX	.00	.00
		09/01/2006	722 INTEREST	XX	.00	.00
			PERIOD BALANCE:		.00	
REAL ESTATE 06/07	2nd Quarter - DUE	10/01/2006	Assessed Value:	416,070.00		
		06/08/2006	001 INTIAL CHRG	C1	12,894.01	.00
		06/09/2006	722 INTEREST	XX	.00	.00
		07/01/2006	223 PAY RECEIVED	P1	.00	347.76
		09/01/2006	722 INTEREST	XX	.00	.00
(PAID UNOFFICIALLY)		10/01/2006	202 PAYMENT	P1	.00	12,894.01
		10/03/2006	301 REF. REQUEST	XX	.00	.00
			PERIOD BALANCE:		-347.76 CR	
REAL ESTATE 06/07	3rd Quarter - DUE	01/01/2007	Assessed Value:	416,070.00		
		06/08/2006	001 INTIAL CHRG	C1	12,894.01	.00
		06/09/2006	722 INTEREST	XX	.00	.00
		09/01/2006	722 INTEREST	XX	.00	.00
			PERIOD BALANCE:		12,894.01 OPEN	
REAL ESTATE 06/07	4th Quarter - DUE	04/01/2007	Assessed Value:	416,070.00		
		06/08/2006	001 INTIAL CHRG	C1	12,894.01	.00
		06/09/2006	722 INTEREST	XX	.00	.00
		09/01/2006	722 INTEREST	XX	.00	.00
			PERIOD BALANCE:		12,894.01 OPEN	
RENT STABILIZATION #536401	01/01/2006	03/31/2005				
		06/01/2005	722 INTEREST	XX	.00	.00
		06/08/2005	001 INTIAL CHRG	C1	30.00	.00
		09/02/2005	722 INTEREST	XX	.00	.00
		11/21/2005	722 INTEREST	XX	.00	.00
		02/24/2006	722 INTEREST	XX	.67	.00
		02/24/2006	722 INTEREST	XX	.00	.00
		04/01/2006	223 PAY RECEIVED	P1	.00	30.67
		06/09/2006	722 INTEREST	XX	.00	.00
			PERIOD BALANCE:		.00	

SUBJECT TO CONTINUATION PRIOR TO CLOSING - NOTHING ELSE FOUND 10/10/06.

*** END OF HISTORY ***

Except water meter and sewer rental charges accruing since the date of the last reading and building purpose for unfixed frontage charges subsequently entered. Search does not guarantee against new meters set by meter Dept. but not entered at DEP. Search does not guarantee against items not a lien up to date shown hereon. Search does not guarantee against pending assessments or against installments for assessments due after date shown hereon. Exempt Property Restored "Factors" (if any) shown above represent the difference between the actual tax shown and what the tax would have been had there been no exemption. Restored tax is figured on a pro-rata basis from date of deed to end of fiscal year of each tax so affected. Tax search does not guarantee against any claims resulting from levies of restored taxes. Recent payments of any open items returned on this tax search may not yet be reflected on the public record. Therefore, request the seller or buyer to have the receipted bills available at the closing. (PAID UNOFFICIALLY) signifies recent payments not yet cleared by City Collector. The returns are guaranteed to block and lot only. Search does not guarantee against possible vault charges. This search is prepared exclusively for MODERN ABSTRACT CORPORATION. 0818-141987

A.I.S. REAL PROPERTY SOLUTIONS, LLC

1111 MARCUS AVENUE - SUITE MZ214 LAKE SUCCESS, N.Y. 11042
PHONE: (516) 918-4600 FAX (516) 918-4540

Dear Clients:

In order to insure a smooth transaction, a special meter reading and/or final review of the account/property is suggested prior to closing. Below is an application for a final review. Please fill out the attached request and forward it along with a check in the sum of \$125.00, plus \$25.00 for each additional meter to A.I.S. REAL PROPERTY SOLUTIONS, LLC. The final review should take approximately two weeks.

REQUEST FOR FINAL METER READING

DATE: 10/10/06

A.I.S. REAL PROPERTY SOLUTIONS, LLC
1111 Marcus Avenue - Suite MZ214
Lake Success, New York 11042
Attn: New York City Tax Group

RE: Special Meter Reading
Premises: 222 EAST 95 STREET
BLOCK 01540 LOT 00036
County: MANHATTAN

Title #: 0818-141987

New Owners Name Required: _____

Please arrange a special meter reading and/or final review for the above referenced property. Attached please find a check in the amount of \$125.00, plus \$25.00 for each additional meter payable to A.I.S. REAL PROPERTY SOLUTIONS, LLC. The following names are to be used as your contacts for the appointment:

1. Contact Name: _____ Phone #: () _____
2. Contact Name: _____ Phone #: () _____

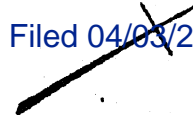
I understand that it is my responsibility to keep the appointment made with the D.E.P. and that a second fee to D.E.P. will be required in the event the appointment is missed. It is clear that all conflicts must be resolved directly with D.E.P.

Sincerely,

(Print name)

(Signature)

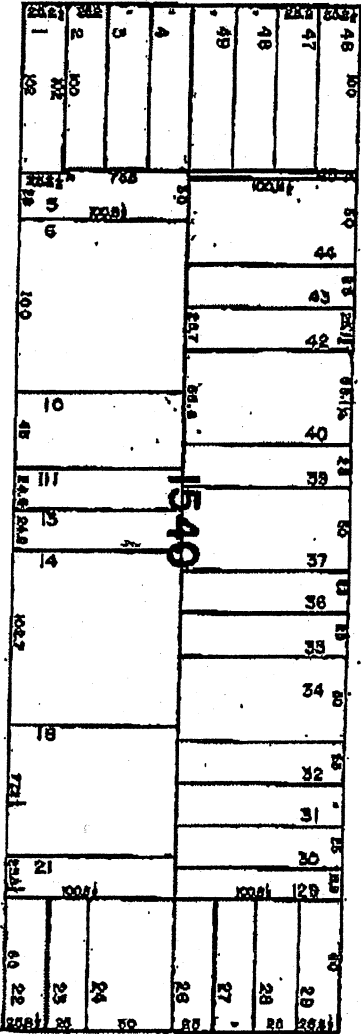
SEE PAGE 18



3RD

AVE.

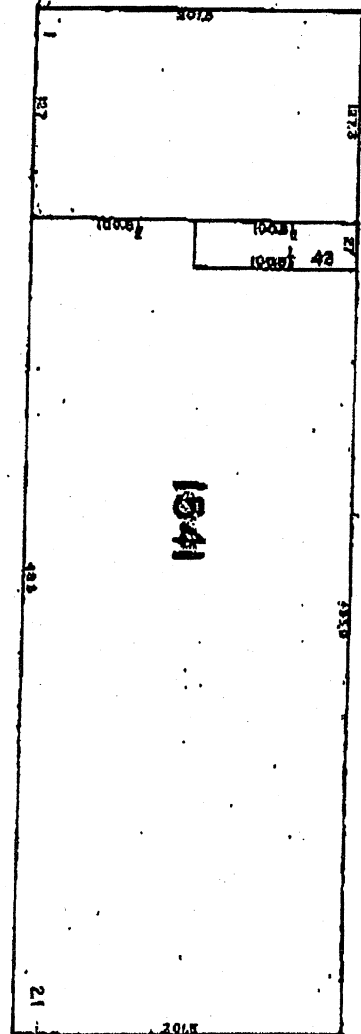
175A-87
175B-87



E. 95TH ST.

E. 94TH ST.

SEE PAGE 18



E. 96TH ST.

SEE PAGE 18

2ND

AVE.

SEE VOL. 6

BL. LOT 1 NEW DRAIN

TOTAL P. 006

Bargain and Sale Deed, with Covenant (314) Grantor's Act-Individual or Corporation (Single Trust)

REEL 1374 PG 1483

SST.
3/5/14.00

By Anton Philipp
Anton Philipp, President

REEL 1374 P01404

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF New York
On the 11th day of February 1988, before me personally came Anton Philipp to me known, who, being by me duly sworn, did depose and say that he resides at No. 350 Fifth Avenue New York, N.Y. that he is the President of 222 East 95th Street Corp.,

the corporation described in and which executed the foregoing instrument, and that he signed his name thereto by like order, OF THE E&O OF PHILIPP

STATE OF NEW YORK, COUNTY OF
On the day of 19 , before me personally came the subscribing witness in the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. that he knows

described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Notary Public
BRAN L. PINZINI
Notary Public, State of New York
No. 24-4681180
Qualified in Kings County
Commission Expires May 12, 1991

Margulis and Dale Herb
With COVENANT AGAINST QUANTUM ABUSE
TITLE No. 241.566-A

222 EAST 95th STREET CORP.
TO
222 EAST 95th OWNERS CORP.

Recorded at the Request of
ROYAL ABSTRACT CORP.
222 BROADWAY
NEW YORK, N.Y. 10007
TEL: (212) 682-7800

Return to:

100% VEH. 084
SECTION 117 TAX MAP 092282
BLOCK 1540 414.00
LOT 36 99T 092283
COUNTY New York 43,514.00
222 EAST 95th Street, NYC
ID 092284
9-NEAL 61.00
092285
61.00

RETURN BY MAIL TO:

EDWARD LUKASHUK, ESQ.
122 NAIT 42nd STREET
NEW YORK, N.Y.

Ex No. 10168

REAL ESTATE
MAR 5 1988
TRANSFER TAX
NEW YORK
COUNTY

RECORDED IN NEW YORK COUNTY



OFFICE OF THE CLERK
1000 MAR -6 A 12 24
WITH
AND
NOTARY
BUT REGISTEN

1-14
3,514-
2480
X-1 eddy

Debtor Name:

JAMES RUSSO

Indices Searched:

Pending Suit Search

Jurisdiction: NY, New York County

Thru Date: 11/18/2007

Results:

6 CASES 60 COPIES

Prepared by NCR Julianne Leiser